

RENTAL HOUSING LICENSING ACTIVITY

October 2003 - January 2004

Rental Housing Licenses	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	City Wide
Number of Rental Units	391	252	450	1161	889	678	4499
Number of Rental Facilities	100	98	126	30	175	49	578
Average Units per Rental Facility	4	3	4	39	5	14	8
Percent Total Rental Units	9%	6%	10%	26%	20%	15%	100%
Percent Total Rental Facilities	17%	17%	22%	5%	30%	8%	100%

Landlord Certifications Issued	Total
Landlord Certification Seminar (7 Seminars)	171
Landlord Certification Exam (27 Exams)	21
Total Landlord Certifications Issued	192

GENERAL PROPERTY MAINTENANCE CODE ACTIVITY

October 2003 - January 2004

This report includes information on all owner occupied residential property, commercial property, undeveloped parcels, and abandoned or vacant structures inspections conducted by the City of Takoma Park's Code Enforcement staff. It does not include information on rental housing inspections conducted by Montgomery County Department of Housing and Community Affairs. Inspections are initiated on a complaint basis only. Additional information on individual cases can be assessed through the City's ACTion program using the case number noted.

Pending Violation Notices:

Violation notices have been issued for noncompliance with the Property Maintenance Code at the following listed properties. Properties will be re-inspected and, if identified violations were not abated by the established deadline (typically 30 days), a municipal infraction citation will be issued. Common violations include abandoned vehicles, chipping peeling paint, overgrown vegetation, trash and debris, and overall deterioration of the exterior of the structure.

Detailed information on individual cases can be accessed via the ACTion software.

Ward #	Property Address	ACTion Case Number
Ward 1	7430 Piney Branch	030000655
Ward 2	7719 Carroll Avenue	030000428
	7109 Woodland Avenue	030000429
	412 Ethan Allen Avenue	030000488
	7303 Flower Avenue	030000701
Ward 3	6506 Kansas	030000494
	6424 Fifth Avenue	030000532
	6312 Westmoreland Avenue	030000641
	409 Beech Avenue	030000721
	114 Elm Street	030000427
	6501 Popular Avenue	030000456
	6602 Cockerille Avenue	030000495
	213 Spring Street	030000524

Ward #	Property Address	ACTion Case Number
Ward 3 (cont)	6743 Eastern Avenue	030000477
	6604 Allegheny Avenue	030000562
	7519 Carroll Avenue	030000682
Ward 4	No Open Violation Notices	- - -
Ward 5	8108 Roanoke Avenue	030000662
	718 Maplewood Avenue	030000656
	7711 Greenwood Avenue	030000572
	8600 Flower Avenue	030000478
Ward 6	7900 Lockney Avenue	030000483

Pending Municipal Infractions:

Municipal infractions have been issued to the owners of the following properties for failing to abate identified property maintenance code violations within the allotted time period. Property owners are provided between 20 to 30 days following receipt of a municipal infraction to request a court date or pay the stipulated fine, and to abate the identified violation. The properties will be re-inspected after 30 days to confirm the status of the identified violations. If the violations have not been abated or the fines have not been paid, the case is forwarded to the City attorney's office for adjudication.

Detailed information on individual cases can be accessed via the ACTion software.

Ward #	Property Address	ACTion Case Number
Ward 1	None Pending	- - -
Ward 2	None Pending	- - -
Ward 3	6802 Westmoreland	030000354
	210 Spring Avenue	030000525
Ward 4	129 Ritchie	030000603
Ward 5	None Pending	- - -
Ward 6	None Pending	- - -

Scheduled Trial Dates:

The owners of the following properties have either: 1) elected to go to trial to contest the municipal infraction(s) issued by the City; 2) failed to pay the required fine(s); and/or 3) failed to correct the identified code violation(s). The following cases have been forwarded to the City Attorney for adjudication and court dates have been set.

Detailed information on individual cases can be accessed via the ACTion software.

Ward #	Property Address	ACTion Case Number
Ward 1	36 Philadelphia Avenue	See accompanying note
Ward 2	6822 New Hampshire	030000161
Ward 3	7123 Sycamore Avenue	030000432
Ward 4	None Scheduled	- - -
Ward 5	None Scheduled	- - -

36 Philadelphia Avenue:

The District Court of Maryland awarded on December 9, 2003 a judgement against the property owner, John Garrison, in favor of the City of Takoma Park in the amount of \$11,386.26 for costs incurred in the abatement of outstanding property maintenance code violations. Notices of liens have been recorded in both Montgomery and Prince George's County Circuit Court.

Open Property Maintenance and Licensing Complaints:

The City is investigating complaints filed against the following listed properties. General property maintenance inspections are conducted on a complaint basis only. Complaints are often filed anonymously, by an adjoining property owner, or by a Council Member on behalf of an individual constituent or a neighborhood association. Common complaints include chipping peeling paint, deteriorated cladding or trim, overgrown vegetation, trash or debris, abandoned or unlicensed vehicles, animals, rodents, illegal rentals, and abandoned or neglected property.

Detailed information on individual cases can be accessed via the ACTion software.

Ward #	Property Address	ACTion Case Number
Ward 1	7417 Baltimore Avenue	030000745
	302 Philadelphia Avenue	030000657
Ward 2	406 Ethan Allen Avenue	030000487
	6913 Woodland Avenue	030000415
Ward 3	6701 Cockerille Avenue	030000645
	327 Lincoln Avenue	030000740
	126 Lee Avenue	030000460
Ward 4	No Open Complaints	- - -
Ward 5	No Open Complaints	- - -
Ward 6	7207 13 th Place	030000720